

Saint Paul Planning Commission

City Hall Conference Center Room 40 15 Kellogg Boulevard West

Agenda

Christopher B. Coleman, Mayor July 30, 2010 8:30 – 11:00 a.m.

Saint Paul

I. Approval of minutes of July 16, 2010

Planning Commission

II. Chair's Announcements

Chair

III. Planning Director's Announcements

Kathi Donnelly-Cohen First Vice Chair Jon Commers

IV. Zoning Committee

Second Vice Chair

Kristina Smitten

SITE PLAN REVIEW - List of current applications. (Tom Beach, 651/266-9086)

Kristina Smitter Secretary

OLD BUSINESS

Marilyn J. Porter

10-116-425 Clear Wireless LLC (Eastview Playground – Conditional Use Permit for a wireless communications antenna on a 100 ft monopole. 1675 5th Street East, area bounded by Kennard, 5th, Flandrau & Margaret Street Alley. (Sarah Zorn, 651/266-6570)

Brian Alton
Pat Connolly
Anthony Fernandez
Gene Gelgelu
Bree Halverson
Richard Kramer
Paula Merrigan
Gaius Nelson
Anthony Schertler
Robert Spaulding
Terri Thao
Jun-Li Wang

Daniel Ward II

Barbara A. Wencl David Wickiser Roxanne Young

NEW BUSINESS

#10-602-216 Manuela Delores Corona – Conditional Use Permit for auto specialty store. 847 White Bear Avenue North, NW corner at Seventh Street. (Josh Williams, 651/266-6659)

#10-602-327 Red Dog Holdings LLC – Conditional Use Permit for a pawn shop. 373 Ruth Street North, NW corner at Hudson Road. (Luis Pereira, 651/266-6591)

Planning Director Donna Drummond V. Comprehensive Planning Committee

<u>Geographic Information Systems (GIS) Official Zoning Map Report</u> – Recommend approval of the GIS zoning map as the official zoning map of the City of Saint Paul and forward to the City Council for final adoption. (Anton Jerve, 651/266-6567)

- VI. <u>University of Minnesota Twin Cities Campus Master Plan Overview</u> Informational presentation by Monique Mackenzie, Capital Planner, University of Minnesota Office of Capital Planning and Management.
- VII. Neighborhood Planning Committee
- VIII. Communications Committee
- IX. Task Force Reports

- X. Old Business
- XI. New Business
- XI. Adjournment

Planning Commission Members: PLEASE call Sonja Butler, 651/266-6573, if unable to attend.

Saint Paul Planning Commission & Heritage Preservation Commission MASTER MEETING CALENDAR

WEEK OF JULY 26-30, 2010

Mon	(26)		<u>-</u> -	
Tues	(27)			
		4:00- 5:30 p.m.	Comprehensive Planning Committee (Penelope Simison, 651/266-6554)	HAS BEEN CANCELED
				9
		6:00- 7:30 p.m.	Smith Avenue Revitalization Initiative Special Community Meeting (Kate Reilly, 651/266-6618)	Thompson Senior Center 1200 Stassen Lane West Saint Paul, MN 55118
			Community update on the Smith Avenue Plan Presentation from the Metropolitan Design Center a Strategies for Improvement along Smith Avenue	t the University of Minnesota
Weds	(28)		_	
	,	6:00- 7:30 p.m.	Public Information & Input Session Central Corridor/Traditional Neighborhood Zoning Study	Arlington Hills Library 1105 Greenbrier Street (one block East of Payne Ave)
			Hear preliminary Saint Paul staff recommendations This is an informational public discussion process to finalizing staff recommendations to the Planning Co	get community input prior to
			For questions, visit	

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Comprehensive Planning Committee.....

Geographic Information Systems (GIS) Official Zoning Map Report - Recommend approval of the GIS zoning map as the official zoning map of the City of Saint Paul and forward to the City Council for final adoption. (Anton Jerve, 651/266-6567)

Informational Presentation.... University of Minnesota Twin Cities Campus Master Plan Overview - Informational presentation by Monique Mackenzie, Capital Planner, University of Minnesota Office of Capital Planning and Management.

Butler\planning commission\Calendars\July 26-30, 2010

Saint Paul Planning Commission City Hall Conference Center 15 Kellogg Boulevard West

Minutes July 16, 2010

A meeting of the Planning Commission of the City of Saint Paul was held Friday, July 16, 2010, at 8:30 a.m. in the Conference Center of City Hall.

Commissioners

Mmes. Donnelly-Cohen, Halverson, Porter, Smitten, Wencl, Young; and

Present:

Messrs. Connolly, Fernandez, Gelgelu, Kramer, Nelson, Spaulding, Ward, and

Mmes, *Merrigan, *Thao, *Wang, and Messrs, *Alton, *Commers, *Schertler.

Wickiser.

Commissioners

ent:

Absent:

*Excused

Also Present:

Donna Drummond, Planning Director; Allen Lovejoy, Department of Public Works; Lucy Thompson, Patricia James, Christina Morrison, Sarah Zorn, Josh Williams, and Sonja Butler, Department of Planning and Economic Development staff.

I. Approval of minutes July 2, 2010.

MOTION: Commissioner Nelson moved approval of the minutes of July 2, 2010. Commissioner Wickiser seconded the motion. The motion carried unanimously on a voice vote.

II. Chair's Announcements

Chair Donnelly-Cohen announced that the date for the first meeting of the Transportation Committee will be Monday, August 16, 2010. At that meeting the committee meeting schedule will be decided.

III. Planning Director's Announcements

Donna Drummond reported that the City Council held a public hearing on the District del Sol Zoning Study. Councilmember Thune wanted to reconsider the Planning Commission's recommended rezoning for five (5) parcels from RM1 (residential) to TN2 (traditional neighborhood). So this has been laid over to July 21, 2010 to continue the public hearing.

The District 9 Plan Area Plan Summary was approved at City Council on July 7, 2010, with an amendment by Councilmember Thune to add language recommending a zoning study for two areas on either side of West 7th Street.

On May 12th the City Council passed a resolution of intent to establish a moratorium on businesses known as hookah lounges. These are essentially tobacco shops that offer sampling of tobacco products, which is permitted under the state clean air act. The interim ordinance establishing the moratorium is not through City Council yet, but under state law the City Council

can pass a resolution of intent to establish an interim ordinance that goes into affect as soon as the resolution is passed, which was in May. The City has until May of 2011 to do the zoning study and approve new regulations.

Finally, the Planning Commission received a notice of a community meeting about the Smith Avenue Revitalization Initiative on Tuesday, July 27th and all commissioners are welcome to attend.

IV. Zoning Committee

SITE PLAN REVIEW – List of current applications. (Tom Beach, 651/266-9086)

One item to come before the Site Plan Review Committee on Tuesday, July 20, 2010. East Metro Behavioral Health Crisis Center at 414 University Avenue East for a new building.

NEW BUSINESS

#10-511-437 Theodore Kvasnik – Rezoning from B2 Community Business to TN2 Traditional Neighborhood. 2180-2186 Marshall Avenue, SW corner at Cretin. (Josh Williams, 651/266-6659)

<u>MOTION</u>: Commissioner Kramer moved the Zoning Committee's recommendation to approve the rezoning. The motion carried unanimously on a voice vote.

#10-509-684 A & A Quality Food Fuel – Conditional Use Permit to reconstruct an auto convenience store, with modification of required buffer area. 1200 White Bear Avenue N, SE corner at Maryland Avenue. (Anton Jerve, 651/266-6567)

Commissioner Kramer reported that this case has been laid over to an undetermined date.

#10-506-183 Sandra Belisle – Change of nonconforming use to add pet day care and boarding to existing pet grooming business. 360 Clifton Street, SE corner at Jefferson. (Patricia James, 651/266-6639)

Commissioner Kramer reported that this case has been laid over to an undetermined date.

Commissioner Kramer announced the items on the agenda for the next Zoning Committee meeting on Thursday, July 22, 2010.

V. Red Rock Corridor Station Area Planning; Lower Afton Station Area Concept Briefing – Presentation by Thomas Dobbs, Hay Dobbs, and Andy Gitzlaff, Washington County.

Christina Morrison, PED staff said that she and Allen Lovejoy have been participating in the Red Rock Commuter Rail Corridor Station Area Planning. Mr. Andy Gritzlaff, Washington County and Mr. Thomas Dobbs from Hay/Dobbs were present to give an update on the process.

Andy Gritzlaff is a transportation planner for Washington County and project manager for the Red Rock Corridor. He gave an overview and noted that the Red Rock Corridor is a significant transportation route for several modes and the significant population centers in the southeast

metro area. The Red Rock Corridor Commission was formed in 1998, which is a joint powers board of regional rail authorities. Mr. Gritzlaff highlighted some of the work that's been done to date on this corridor. The idea of commuter rail in the metro started in 1997 when MnDOT completed its commuter rail feasibility study, which showed a series of commuter lines radiating from downtown Saint Paul and downtown Minneapolis. In 2001 the Red Rock Corridor Commission conducted their own feasibility study, and it showed the proposed rail alignment for commuter rail as well as the station stops. The Lower Afton facility was cited as a potential commuter rail stop, and commuter rail was identified as the best option due to the presence of the original railroad infrastructure. Commuter rail was also identified as the long-term vision from the Alternatives Analysis. Currently, the bus ridership is not enough to justify the bigger investment in rail.

Red Rock is a shared corridor with the proposed high speed rail alignment between the Twin Cities and Chicago, and existing freight operations, so improvements to infrastructure could provide multiple benefits in this corridor. The proposed schedule would enable commuter rail service to Union Depot at about 2019, with an extension to Minneapolis in 2022.

Mr. Thomas Dobbs gave an overview of the 18-month timeline and extensive project consultant team for the station area planning. The stations are Lower Afton, Newport, Cottage Grove and Hastings, and the analysis covers current conditions, transportation networks, and redevelopment opportunities, the platforms and station systems, traffic access to the stations, parking needs, and market conditions.

Mr. Dobbs noted that they are about halfway through the planning project, and they have already hosted several focused community meetings. The broader community supports the idea of having additional transit options; however, some neighbors have concerns with the proposal. The Lower Afton site is off Highway 61 and the station area is one-fourth (1/4) mile to one-half (1/2) mile around the existing park and ride. Mr. Dobbs discussed the environmental review to identify impacts to environmental features, and some early review has been done in the ecologically sensitive areas looking at the protected invertebrate and vertebrate species.

Transportation impacts are being addressed at the potential park and ride site, on roadways in study area, and on pathways to and from the station platform. The team is coordinating with MnDOT to analyze traffic demand versus roadway capacity and identify areas of concern. Lower Afton will not have an extensive market research done because there is not potential for significant redevelopment or transit oriented development uses. The Lower Afton station area is planned only as a parking facility with suitable amenities for passengers.

Met Council projects populations in the southeast portion of Red Rock Corridor will increase 55,000 by 2030, or 100,000 new residences by 2030 in the broader corridor. Mr. Dobbs showed some precedent images of the type of station Lower Afton would be, keeping in the natural features and character that exists there.

Commissioner Spaulding said that the Battle Creek Trail runs along side the station on the west side of Hwy 61. How would that connect into the station?

Mr. Dobbs explained that the trail that runs along Hwy 61 goes underneath Hwy 61 at Battle Creek Park entry, then it is on the east side and comes down to Point Douglas Road. The ramp is oriented to the east that would be the primary face, which is where there would be shuttle bus service, auto access, pedestrians, and bikes at that location.

Commissioner Connolly asked what the current budget is for the whole line and where it is in the timeline.

Andy Gitzlaff said with respect to what is being worked on now, the study is being done with a Federal New Starts Grant, which is 80% federal and 20% local. As far as improvements, they have not gotten to the point where they have entered the formal New Starts process for capital funding.

Donna Drummond, Planning Director, asked if they could talk more about the connection from Union Depot to Minneapolis, how that is going to be studied, and how it will tie into Red Rock.

Mr. Gitzlaff said the project has two phases, the segment to the Union Depot, and a second phase that will follow a northern (Burlington Northern Santa Fe) or southern (Canadian Pacific) rail alignment into Minneapolis. Both lines converge around the University of Minnesota then meet Northstar at the Twins stadium. The extent of their study so far has been to identify that there are two routes and the potential cost to make those connections. The Department of Transportation is working on a State Transportation Plan for inter-city rail, which is city-to-city connection. This would be another connection/addition to Central Corridor, which would be somewhere around a 20 minute headway between the two downtowns.

Both these alignments would go through the Union Depot. The southern alignment would actually pull right into the tracks, stop and then continue out. The northern alignment would back out of the depot and come up and around, which adds time. Mr. Gitzlaff noted that from Hastings to the depot it is about ½ hour and another ½ hour for that connection to Minneapolis.

Ms. Drummond asked if that would be the connection used by high speed rail from Chicago.

Mr. Gitzlaff said yes and right now the DOT is looking at a high speed connection from Twin Cities to Chicago, including going to the Union Depot and a terminus in Minneapolis. The DOT is seeking some federal funds through a TIGER grant to study those two connections.

VI. Comprehensive Planning Committee

None.

VII. Neighborhood Planning Committee

<u>Proposed Amendments to Fitzgerald Park Precinct Plan Area Plan Summary</u> – Recommend approval of the proposed amendments and forward to the City Council for final adoption, subject to Metropolitan Council review and approval. (*Lucy Thompson*, 651/266-6578)

Commissioner Wencl announced that they received two letters as part of the public comment period.

MOTION: Commissioner Wencl moved on behalf of the Neighborhood Planning Committee to approve the amendments to Fitzgerald Park Precinct Plan Area Plan Summary and forward to the City Council for final adoption of the summary subject to the Metropolitan Council review and approval. The motion carried unanimously on a voice vote.

Commissioner Wencl announced that the next Neighborhood Planning Committee meeting has been canceled.

VIII. Communications Committee

Commissioner Smitten had no report.

IX. Task Force Reports

Commissioner Smitten announced that on Tuesday evening, July 27th there will be a community meeting regarding the Smith Avenue Revitalization work that's been underway. The meeting is from 6 - 7:30 p.m. at the Thompson Senior Center, in West Saint Paul. The Smith Avenue Task Force has been very busy. She invited all commissioners to come and find out just how busy.

Commissioner Kramer reported that the Phalen/Keller Regional Park Planning Task Force completed their work last night and they have master plan amendments for Phalen and Keller Regional Parks, which will go to the Parks Commission for adoption. The Planning Commission Steering Committee had talked about at some point having a briefing from Parks staff about this and several other parks planning efforts, including Mounds Park Plan and Great River Park Plan. So at a future meeting there might be an update on all the major park planning efforts.

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None.

XI. New Business

None.

XII. Adjournment

Meeting adjourned at 9:33 a.m.

Recorded and prepared by Sonja Butler, Planning Commission Secretary Planning and Economic Development Department, City of Saint Paul

Respectfully submitted,	Approved
	(Date)
Toma Trummond	
Donna Drummond	Marilyn Porter
Planning Director	Secretary of the Planning Commission





CITY OF SAINT PAUL Christopher B. Coleman, Mayor

25 West Fourth Street Saint Paul, MN 55102

Telephone: 651-266-6700 Facsimile: 651-228-3220

DATE:

July 23, 2010

TO:

1.

2.

Planning Commission

FROM:

Zoning Committee

SUBJECT:

Results of July 22, 2010 Zoning Committee Hearing

OLD BUSINESS

Recommendation **Staff** Committee

Approval with

conditions

Clear Wireless LLC (Eastview Playground) (10-116-425)

Conditional Use Permit for a wireless communication antenna on a

100ft monopole

Address:

1675 5th St E

Area bounded by Kennard, 5th, Flandrau,

Margaret St. Alley

District Comment:

District 1 recommended approval with

conditions

Support:

0 people spoke, 0 letter

Opposition:

2 people spoke, 1 letter

Hearing:

Hearing is closed

Motion:

Approval with conditions

NEW BUSINESS

Recommendation Staff Committee

Manuela Delores Corona (10-602-216)

Conditional Use Permit for auto specialty store

Approval with conditions

Approval with conditions (5 - 0)

Approval with

conditions

(5 - 0 - 1)

(Donnelly-

Cohen)

Address:

847 White Bear Ave N

NW Corner at Seventh Street

District Comment:

District 2 recommended approval with

conditions

Support:

2 people spoke, 0 letters

Opposition:

0 people spoke, 0 letters

Hearing:

Hearing is closed

Motion:

Approval with conditions

Recommendation

Staff

Committee

3. Red Dog Holdings LLC (10-602-327)

Approval with conditions

Denial (5 - 0)

Conditional Use Permit for a pawn shop

Address:

373 Ruth St N

NW corner at Hudson Rd

District Comment:

District 1 made no recommendation

Support:

0 people spoke, 0 letters

Opposition:

1 person spoke, 1 letter

Hearing:

Hearing is closed

Motion:

Denial

AGENDA ZONING COMMITTEE OF THE SAINT PAUL PLANNING COMMISSION Thursday, July 22, 2010 3:30 P.M. City Council Chambers Third Floor City Hall - Saint Paul, Minnesota

NOTE: The order in which the items appear on this agenda is not necessarily the order in which they will be heard at the meeting. The Zoning Committee will determine the order of the agenda at the beginning of its meeting.

APPROVAL OF JULY 8, 2010, ZONING COMMITTEE MINUTES

SITE PLAN REVIEW – List of current applications (Tom Beach, 651-266-9086)

OLD BUSINESS

1 10-116-425 Clear Wireless LLC (Eastview Playground)

Conditional Use Permit for a wireless communications antenna on a 100 ft monopole 1675 5th St E, Area bounded by Kennard, 5th, Flandrau, Margaret St. Alley R4

Sarah Zorn 651-266-6570

NEW BUSINESS

2 10-602-216 Manuela Delores Corona

Conditional Use Permit for auto specialty store 847 White Bear Ave N, NW Corner at Seventh Street B2

Josh Williams 651-266-6659

3 10-602-327 Red Dog Holdings LLC

Conditional Use Permit for a pawn shop 373 Ruth St N, NW corner at Hudson Rd B3

Luis Pereira 651-266-6591

ADJOURNMENT

ZONING COMMITTEE MEMBERS: Call Patricia James at 266-6639 or Samantha Langer at 266-6550 if you are unable to attend the meeting.

APPLICANT: You or your designated representative must attend this meeting to answer any questions that the committee may have.





CITY OF SAINT PAUL

Christopher B. Coleman, Mayor

25 West Fourth Street Saint Paul, MN 55102 Telephone: 651-266-6712 Facsimile: 651-228-3341

To:

Planning Commission

From:

Comprehensive Planning Committee

Date:

July 20, 2010

Subject:

Geographic Information Systems (GIS) Official Zoning Map Report

Purpose

The official zoning map is proposed to transition from a set of 44 mylar and paper panels to an electronic, GIS-based file. The digital maps will provide several advantages, including:

- Maps will be easier to update and the format will eliminate updating errors due to panel overlap
- Maps will be available in color and black and white
- Maps will have the ability to be customized and searchable
- GIS files provide increased analysis capabilities
- Electronic maps will provide the ability to link to Ramsey County and City website interactive maps

Background

The official zoning map has been maintained as a paper copy on separate panels continually updated by hand. This has led to several issues, such as:

- Errors on the map due to the same zoning districts appearing on multiple panels and only one panel being updated
- Lack of precision with hand drawn updates
- Measurements and annotation notes that no long refer to a zoning district
- Black and white maps can be difficult to read
- Difficult to use for properties along panel "seams'
- Not customizable
- Difficult to update online copies of panels

A digitized map will provide additional clarity, customization options, analysis capabilities, and ease of use

Digitizing Process

The zoning map was first digitized by a private company several years ago, but it had many errors and was done in a way that made it unstable and difficult to update. Due to these discrepancies and formatting deficiencies, a new digitized map has been created in GIS by PED staff and to be as accurate, stable, and easily updated. Zoning lines were aligned with parcel lines, lot lines, and/or section lines where applicable. This allows staff to remove dozens of

annotated measurements that have been maintained on the paper map to indicate the distances. The new zoning GIS layer allows for spatial analysis with other GIS data.

Throughout the digitizing process, several general guidelines were followed:

- Zoning district lines were aligned with street center lines, parcel lines, lot lines, and section lines.
- Split zoned parcels were avoided as much as possible.
- Railroad parcels that were split zoned down the railroad centerline, and were sometimes unclear in the previous map, have been reclassified following the parcel lines and the parcels were generally given the least restrictive of the two zoning districts.
- Parcels with zoning discrepancies on different map panels were researched in the zoning history files to determine the correct zoning district.
- Annotated measurements were removed from maps where the zoning border is along a lot line, parcel line, or section line.

Mapping Errors and Revisions

Several mapping errors, listed in detail below, were discovered in the process of digitizing the zoning maps. These were errors in the official maps that need to be corrected in the digital map. Staff reviewed the zoning history, parcel ownership, and planning reports to determine the correct zoning district to be reflected in the new maps. The proposed corrections are listed in the following table.

Mapping Errors

Address	New Map Panel	PIN	Former Zone	New Zone	Reference Notes
1665 N. White Bear Ave.	6	222922110154	B3/R3	В3	Zoning Case 02-175-609
600 N. Snelling Ave.	8	342923230138	RM2/B3	В3	Zoning file 5424
25 N. Dale St.	15	022823140183	RM2 & TN1	TN1	Different district on 2 panels; Zoning Case 05-050-150
476 W. Sherburne Ave.	9	362923240213	B1/R4	R4	Zoning File 8085
W. St. Anthony Ave./ N. Hamline Ave.	14	342923310027 342923310018 342923310025 342923310020	I1/B2	B2	Subdivision Staff Report 07- 076-549; Zoning line to follow current parcel lines
I-94 & Payne Ave./Mounds Blvd.	16	322922310050	I1/R1	R1	Corrects PINs missed in Trout Brook – Lower Phalen Creek Greenway zoning ordinance
1220 N. Sylvan Ave.	4	192922340034	RM2/I1	RM2	Zoning Files 5195, 5251
425 W. 7 th St.	15	012823410141	RT2	B2	Zoning File 9222

As part of the review process, several parcels are recommended for changed zoning because they are isolated zoning districts within a parcel and are not attached to any current land use.

Mapping Revisions

Address	New Map Panel	PIN	Former Zone	New Zone	Reference Notes
799 N. Snelling Ave.	8	162823110085	B2	RT1	Former site of separate commercial building, now school property
1585 E. Maryland Ave.	6	222922430048	B1	R3	Property always owned by Water Commission "Hazel Park Pumping Station"
1536 W. Hewitt Ave	8	272923320067	B1	RT1	Hamline University campus. Officials agreed to have zoning reflect surrounding RT1
1885 & 1871 E. Wilson Ave.	18	352922320064 352922320065	R3/RM1	RM1	Corrects split-zoned setback. Zoning Files 6734, 6990
399 N. Lexington Pkwy.	14	342923410012	RM2/B3	B3	Combined lot with expanded business. Corrects split zone.

In addition to the revisions above, staff also revised zoning districts across railroad parcels. Formerly, railroads were often treated like right-of-way and split-zoned along the centerline of the rail line. However, rail lines occur in parcels, not right-of-way, so this practice has created many split-zoned parcels. In the digital zoning map, staff is proposing to correct this by choosing to apply the least restrictive zoning category across the railroad parcel.

Text Revisions

Several minor text edits, below, support the adoption of the new zoning map. These changes reflect the change from moving zoning districts from railroad centerlines to railroad parcel lines. Additionally, language is added to acknowledge that zoning districts follow section lines. In the current official map this was indicated by including annotated measurements on the map, but with the GIS map section lines can be shown with the zoning districts, thus eliminating the need for annotations.

Sec. 60.304. District boundaries interpreted.

Where uncertainty exists with respect to the boundaries of any of the districts established in this code as shown on the zoning map, the following rules shall be applied:

- (a) Where district boundaries are indicated as approximately following the centerline of streets or highways, street lines, <u>or</u> highway right-of-way lines or railroad right-of-way lines, such centerlines, street lines or right-of-way lines shall be construed to be said boundaries.
- (b) Where district boundaries are indicated as approximately following lot lines or section lines, such lot lines or section lines shall be construed to be said boundaries.

(c) Where district boundaries are indicated as approximately parallel to the centerlines of streets or the centerlines of right-of-way lines of highways or railroads, such district boundaries shall be construed as being parallel thereto and at such distances therefrom as indicated on the zoning map. If no such distance is given, such dimensions shall be determined by the use of the scale shown on said zoning map.

Public Hearing

A public hearing on the map amendments was held at the July 2, 2010, Planning Commission meeting. The hearing was closed with no testimony.

Prior to the hearing and in response to several comments we received, a few minor changes to the display of the City's interactive GIS map (GISmo) were made, including:

- Labeling zoning districts on the map as well as in the legend.
- Setting the zoning layer to have a default transparency setting to better display property lines and to facilitate overlaying on an aerial photography background.

Recommendation

Comprehensive Planning Committee recommends adopting the GIS zoning map as the official zoning map of the City of Saint Paul with the mapping revisions and text changes outlined in the report.

Note: Color panels of the proposed map are available on the City website at http://www.stpaul.gov/index.aspx?NID=3441.

city of saint paul
planning commission resolution
file number
date

Geographic Information Systems Official Zoning Map and Ordinance

WHEREAS, the Planning Commission, on May 21, 2010, released a draft Geographic Information Systems Official Zoning Map and Ordinance for public review, and set a public hearing for July 2, 2010; and

WHEREAS, notice of the hearing was published pursuant to Minnesota Statutes § 462.357, Subd. 3, and mailed to the early notification list and other interested parties; and

WHEREAS, a public hearing on the proposed Geographic Information Systems Official Zoning Map and Ordinance was conducted by the Planning Commission on July 2, 2010, at which all persons present were allowed to testify; and

WHEREAS, the Planning Commission referred the proposed map and ordinance to the Comprehensive Planning Committee for consideration, review of the public testimony, and recommendation; and

WHEREAS, the Comprehensive Planning Committee, on July 13, 2010, forwarded its recommendations to the Planning Commission; and

WHEREAS, the Planning Commission considered the public testimony and the recommendations of the Comprehensive Planning Committee;

NOW, THEREFORE, BE IT RESOLVED, under the provisions of § 61.801 of the Zoning Code and pursuant to the provisions of Minnesota Statutes § 462.357, that the Planning Commission recommends to the City Council adopting the geographic information systems-based map as the official zoning map referenced in Section 60.303 of the Zoning Code and the following amendments to Chapter 60.300, Zoning Districts and Maps Generally, of the Zoning Code:

Sec. 60.304. District boundaries interpreted.

Where uncertainty exists with respect to the boundaries of any of the districts established in this code as shown on the zoning map, the following rules shall be applied:

- (a) Where district boundaries are indicated as approximately following the centerline of streets or highways, street lines, <u>or</u> highway right-of-way lines or railroad right-of-way lines, such centerlines, street lines or right-of-way lines shall be construed to be said boundaries.
- (b) Where district boundaries are indicated as approximately following lot lines or section lines, such lot lines or section lines shall be construed to be said boundaries.

moved by	
seconded by	
in favor	
against	

File #
Planning Commission Resolution
Page 2 of 2

(c) Where district boundaries are indicated as approximately parallel to the centerlines of streets or the centerlines of right-of-way lines of highways or railroads, such district boundaries shall be construed as being parallel thereto and at such distances therefrom as indicated on the zoning map. If no such distance is given, such dimensions shall be determined by the use of the scale shown on said zoning map.

BE IT FURTHER RESOLVED, that the Planning Commission directs the Planning Administrator to forward the Geographic Information Systems Official Zoning Map and Ordinance, other appropriate documentation, and this resolution, to the Mayor and City Council for their review and adoption.